

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: West Ballard / 19

Last Physical Inspection: 1999

Sales - Improved Analysis Summary:

Number of Sales: 557

Range of Sale Dates: 1/00 through 12/01

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$114,300	\$153,800	\$268,100	\$293,200	91.4%	13.67%
2002 Value	\$120,700	\$167,300	\$288,000	\$293,200	98.2%	13.50%
Change	+\$6,400	+\$13,500	+\$19,900		+6.8%	-0.17%
%Change	+5.6%	+8.8%	+7.4%		+7.4%	-1.24%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of – 0.17% and –1.24% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$116,800	\$151,500	\$268,300
2002 Value	\$123,300	\$165,200	\$288,500
%Change	+5.6%	+9.0%	+7.5%

Number of improved 1 to 3 family residences in the population: 5005.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

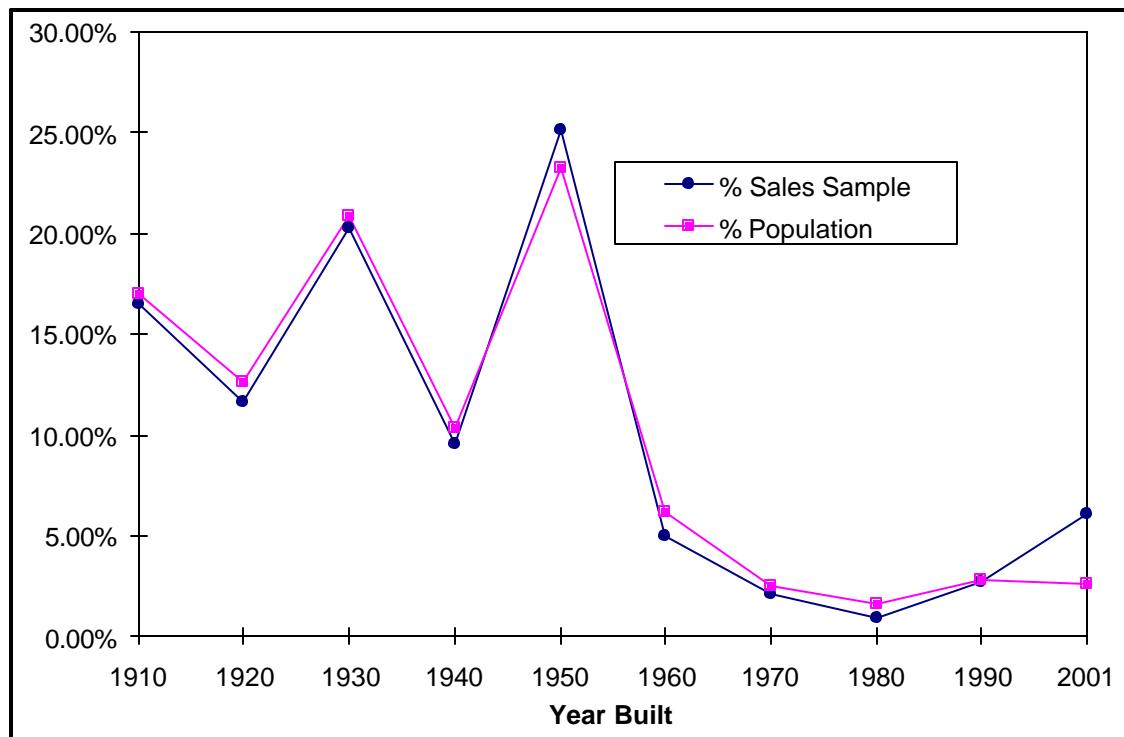
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including variables for sub-area and condition improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 1 and good condition houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	92	16.52%
1920	65	11.67%
1930	113	20.29%
1940	53	9.52%
1950	140	25.13%
1960	28	5.03%
1970	12	2.15%
1980	5	0.90%
1990	15	2.69%
2001	34	6.10%
	557	

Population		
Year Built	Frequency	% Population
1910	852	17.02%
1920	633	12.65%
1930	1047	20.92%
1940	517	10.33%
1950	1162	23.22%
1960	310	6.19%
1970	128	2.56%
1980	83	1.66%
1990	141	2.82%
2001	132	2.64%
	5005	

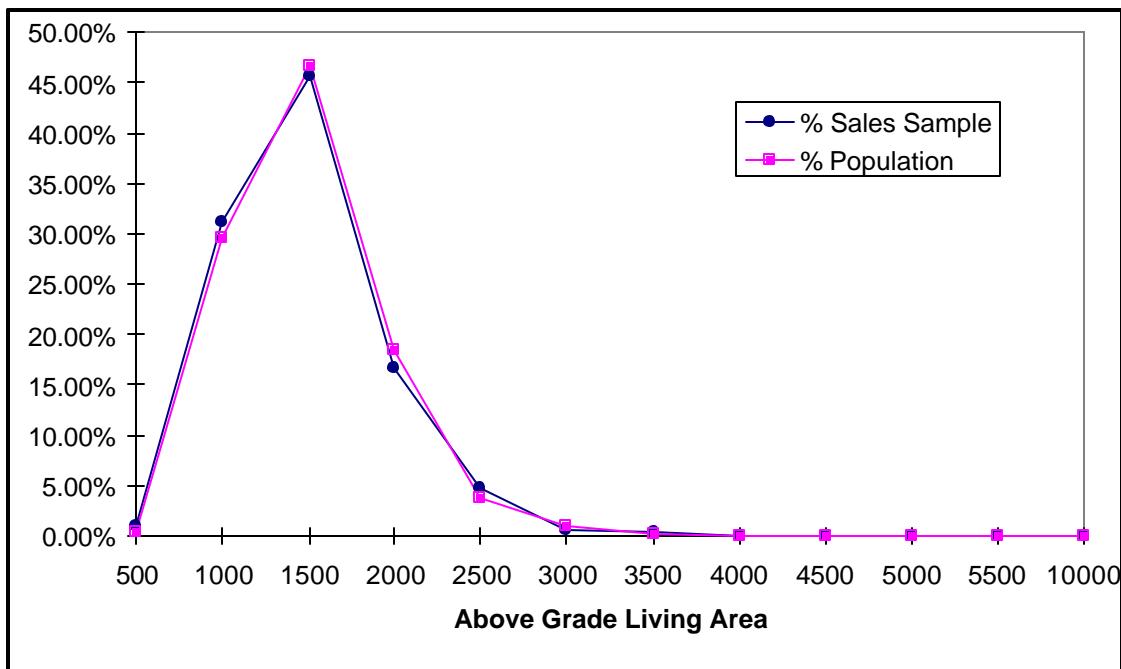


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	0.90%
1000	174	31.24%
1500	254	45.60%
2000	93	16.70%
2500	26	4.67%
3000	3	0.54%
3500	2	0.36%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		557

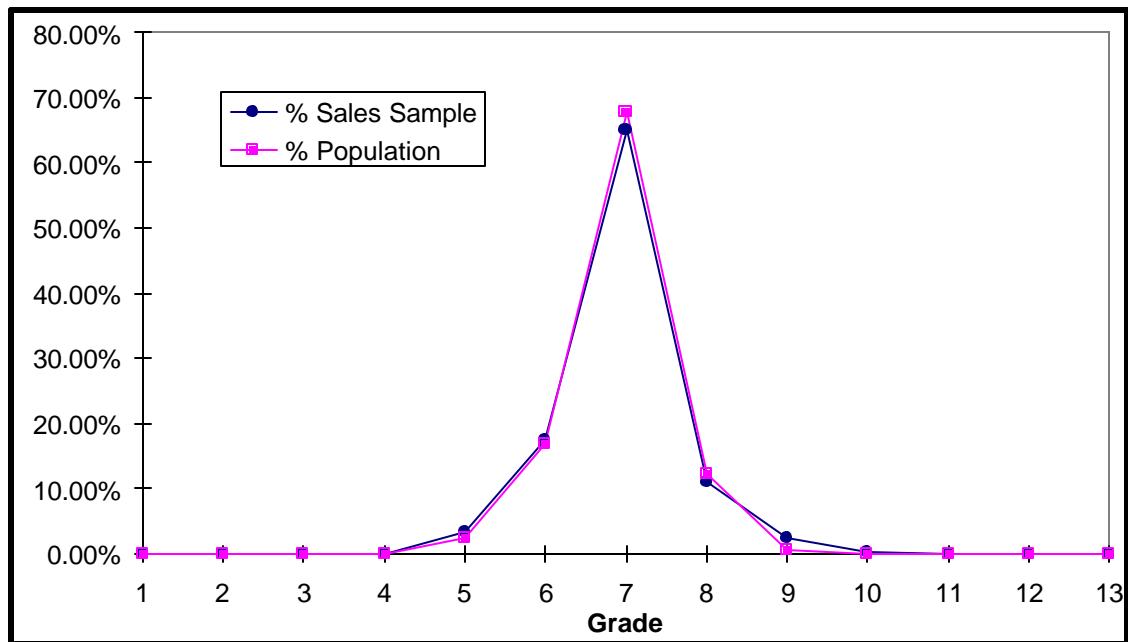
Population		
AGLA	Frequency	% Population
500	17	0.34%
1000	1477	29.51%
1500	2336	46.67%
2000	925	18.48%
2500	189	3.78%
3000	44	0.88%
3500	13	0.26%
4000	2	0.04%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
10000	1	0.02%
		5005



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

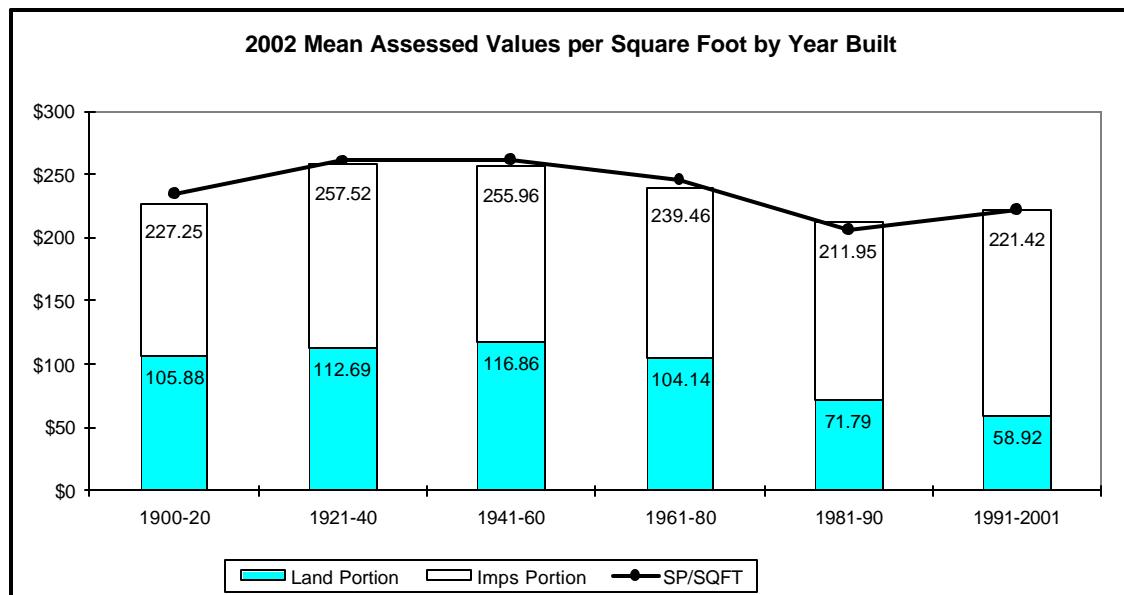
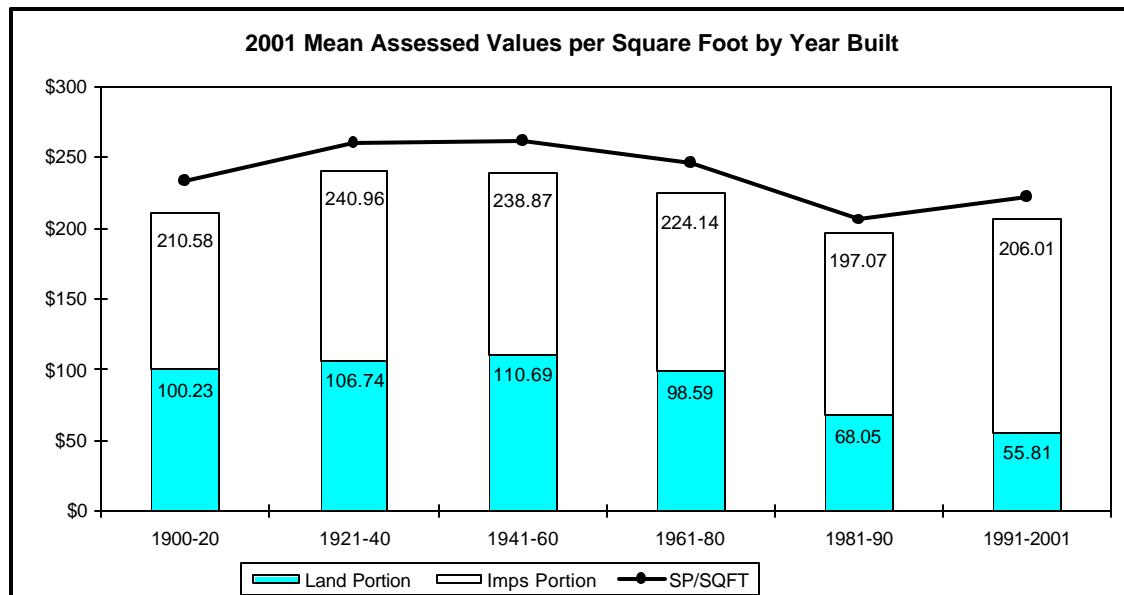
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.04%
5	19	3.41%	5	119	2.38%
6	98	17.59%	6	843	16.84%
7	363	65.17%	7	3397	67.87%
8	62	11.13%	8	615	12.29%
9	13	2.33%	9	26	0.52%
10	2	0.36%	10	3	0.06%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		557			5005



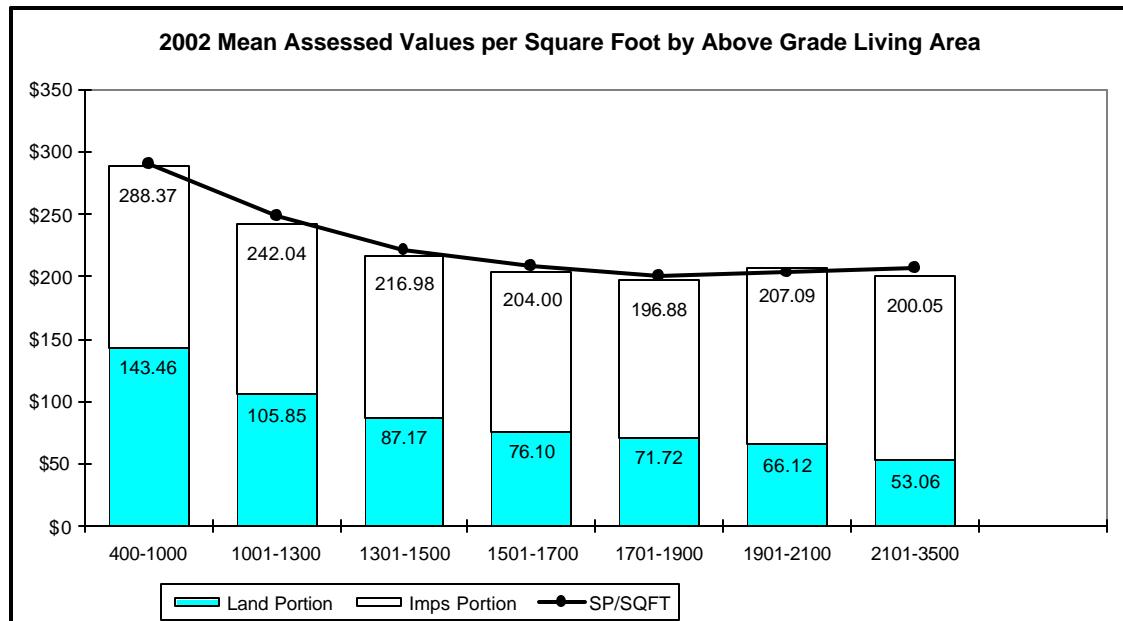
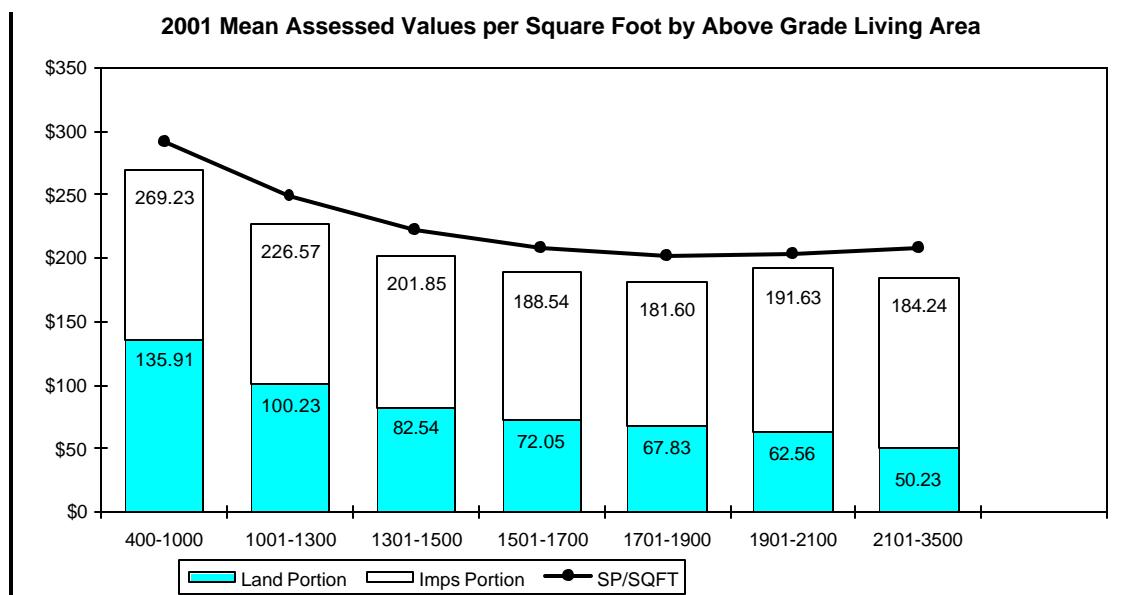
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



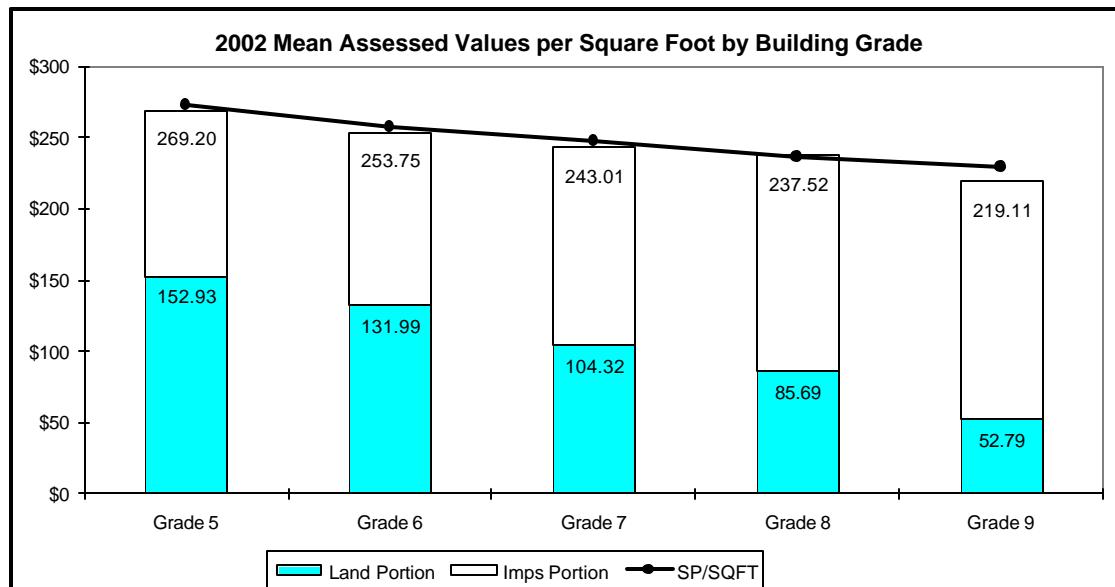
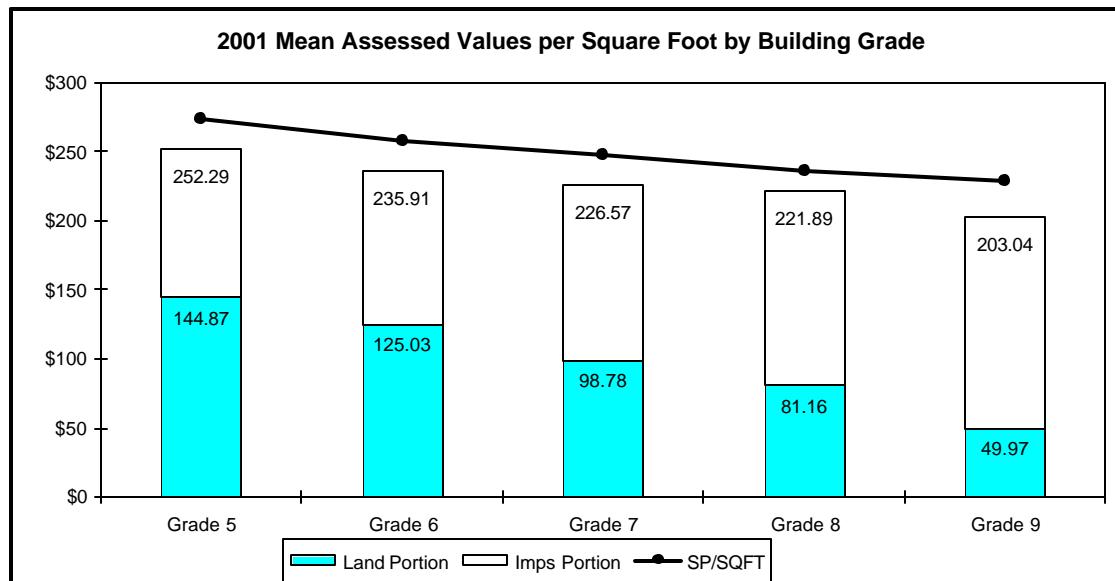
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 15 grade 9 or higher houses in the sale sample. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/3/200 through 12/28/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 5.6% in land assessments in the area for 2002. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.056$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 557 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression approach with the 2001 assessment ratio being the dependent variable.

Improved Parcel Update (continued)

The results showed that including variables for sub-area and condition improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 1 and good condition houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\begin{aligned} \text{2002 Total Value} &= \text{2001 Total Value} / (0.9435859 - 0.0353021 \text{ (if Sub-area = 1)} \\ &\quad - 0.04362809 \text{ (if Good Condition)}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } \text{2002 Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.074 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- If a house and mobile home exist, the formula derived from the house is used.
- If “accessory improvements only*”, then: 2002 Total Value = 2001 Total Value * 1.074 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.*
- If vacant parcels (no improvements value), only the land adjustment applies.
- Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no Mobil Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 19 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.0%

Condition

Good

% Adjustment

5.1%

Subarea

1

% Adjustment

4.1%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a good condition house would *approximately* receive a 11.1% *upward* adjustment (6.0% + 5.1% for the overall and condition respectively).

There are 1009 houses in subarea 1, and 772 good condition houses.

About 95% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
1	105	0.881	0.978	11.0%	0.948	1.008
10	452	0.924	0.984	6.4%	0.972	0.996
ViewY/N	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
N	520	0.918	0.982	7.1%	0.971	0.994
Y	37	0.886	0.983	11.0%	0.932	1.034
Traffic Noise	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
N	526	0.912	0.980	7.4%	0.969	0.992
Y	31	0.954	1.023	7.2%	0.984	1.062
Lotsize	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
<3000	47	0.933	1.000	7.2%	0.958	1.042
3000-5000	299	0.908	0.976	7.4%	0.961	0.990
5001-8000	193	0.918	0.986	7.3%	0.966	1.006
8001-12000	16	0.916	0.997	8.8%	0.910	1.083
12001-16000	2	1.014	1.073	5.8%	0.072	2.074
Year Built or Renovated	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
1900-1910	92	0.888	0.962	8.4%	0.927	0.998
1911-1920	65	0.905	0.976	7.8%	0.940	1.011
1921-1930	113	0.929	0.992	6.8%	0.966	1.018
1931-1940	53	0.909	0.975	7.3%	0.943	1.007
1941-1950	140	0.916	0.983	7.3%	0.964	1.002
1951-1960	28	0.933	0.996	6.8%	0.948	1.044
1961-1970	12	0.930	0.990	6.5%	0.909	1.070
1971-1980	5	0.861	0.925	7.4%	0.856	0.995
1981-1990	15	0.955	1.030	7.8%	0.975	1.084
1991-2000	27	0.927	0.995	7.4%	0.943	1.047
>2000	7	0.894	0.967	8.2%	0.779	1.155

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

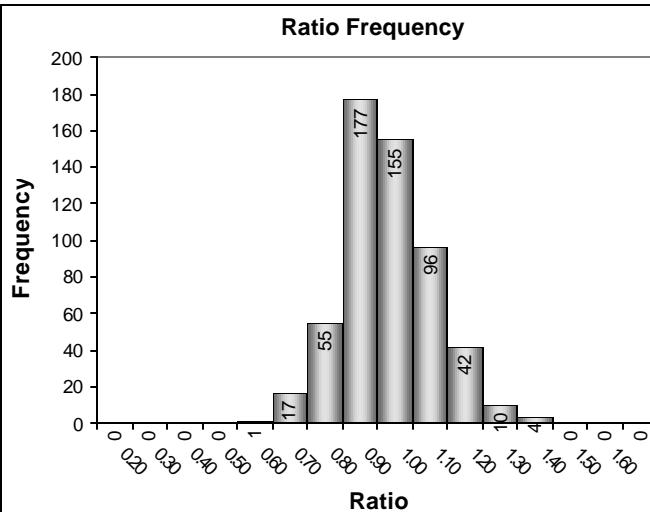
It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
5	19	0.920	0.981	6.6%	0.889	1.072
6	98	0.912	0.982	7.7%	0.953	1.011
7	363	0.913	0.981	7.4%	0.968	0.994
8	62	0.931	0.998	7.3%	0.962	1.035
9	13	0.900	0.968	7.5%	0.863	1.072
10	2	0.848	0.933	10.0%	0.369	1.497
Condition	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
Poor	6	0.968	1.037	7.1%	0.882	1.192
Fair	452	0.920	0.981	6.6%	0.969	0.993
Average	80	0.875	0.982	12.3%	0.951	1.013
Good	19	0.928	0.997	7.4%	0.929	1.064
Very Good	35	0.912	0.981	7.5%	0.938	1.023
Stories	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
1	313	0.924	0.988	6.9%	0.973	1.002
1.5	182	0.903	0.975	8.0%	0.955	0.995
2	58	0.910	0.982	7.9%	0.947	1.017
2.5	3	0.877	0.974	11.0%	0.369	1.579
3	1	0.877	0.929	5.9%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.I.	2002 Upper 95% C.I.
<801	70	0.934	1.001	7.1%	0.963	1.038
801-1000	109	0.922	0.987	7.1%	0.963	1.012
1001-1500	254	0.912	0.976	7.1%	0.961	0.992
1501-2000	93	0.913	0.989	8.3%	0.959	1.019
2001-2500	26	0.895	0.968	8.1%	0.912	1.023
2501-3000	3	0.819	0.915	11.7%	0.563	1.266
3001-4000	2	1.017	1.076	5.8%	-0.391	2.542

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/1	Lien Date: 1/1/2001	Date of Report: 7/29/2002	Sales Dates: 1/00 - 12/01						
Area 19	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No						
SAMPLE STATISTICS									
<p><i>Sample size (n)</i> 557</p> <p><i>Mean Assessed Value</i> 268,100</p> <p><i>Mean Sales Price</i> 293,200</p> <p><i>Standard Deviation AV</i> 65,092</p> <p><i>Standard Deviation SP</i> 82,040</p>									
ASSESSMENT LEVEL									
<p><i>Arithmetic Mean Ratio</i> 0.931</p> <p><i>Median Ratio</i> 0.916</p> <p><i>Weighted Mean Ratio</i> 0.914</p>									
UNIFORMITY									
<p><i>Lowest ratio</i> 0.571</p> <p><i>Highest ratio:</i> 1.331</p> <p><i>Coefficient of Dispersion</i> 10.93%</p> <p><i>Standard Deviation</i> 0.127</p> <p><i>Coefficient of Variation</i> 13.67%</p> <p><i>Price Related Differential (PRD)</i> 1.018</p>									
RELIABILITY									
<p>95% Confidence: Median</p> <p><i>Lower limit</i> 0.903</p> <p><i>Upper limit</i> 0.935</p> <p>95% Confidence: Mean</p> <p><i>Lower limit</i> 0.920</p> <p><i>Upper limit</i> 0.941</p>									
SAMPLE SIZE EVALUATION									
<p><i>n (population size)</i> 5005</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.127</p> <p>Recommended minimum: 26</p> <p><i>Actual sample size:</i> 557</p> <p>Conclusion: OK</p>									
NORMALITY									
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>292</td> </tr> <tr> <td># ratios above mean:</td> <td>265</td> </tr> <tr> <td><i>Z:</i></td> <td>1.144</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p>				# ratios below mean:	292	# ratios above mean:	265	<i>Z:</i>	1.144
# ratios below mean:	292								
# ratios above mean:	265								
<i>Z:</i>	1.144								
<p><i>*i.e. no evidence of non-normality</i></p>									



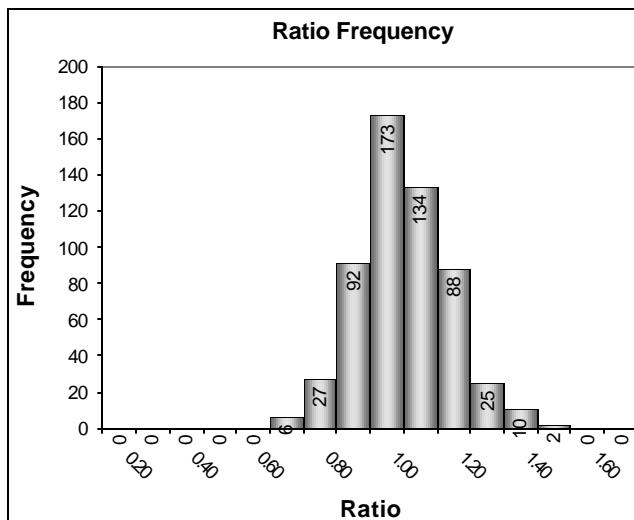
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/1	Lien Date: 1/1/2002	Date of Report: 7/29/2002	Sales Dates: 1/00- 12/01
Area 19	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 557 Mean Assessed Value 288,000 Mean Sales Price 293,200 Standard Deviation AV 72,113 Standard Deviation SP 82,040			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.989 Weighted Mean Ratio 0.982			
UNIFORMITY			
Lowest ratio 0.660 Highest ratio: 1.406 Coefficient of Dispersion 10.75% Standard Deviation 0.135 Coefficient of Variation 13.50% Price Related Differential (PRD) 1.016			
RELIABILITY			
95% Confidence: Median Lower limit 0.975 Upper limit 1.004 95% Confidence: Mean Lower limit 0.987 Upper limit 1.009			
SAMPLE SIZE EVALUATION			
n (population size) 5005 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.135 Recommended minimum: 29 Actual sample size: 557 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 295 # ratios above mean: 262 Z: 1.398 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	276760	1461	8/15/01	192500	430	0	5	1930	4	2430	N	N	2421 NW 64TH ST
1	755080	0250	3/23/00	196500	640	0	5	1900	3	5000	N	N	2852 NW 61ST ST
1	117500	0045	10/17/01	205500	700	0	6	1949	3	3754	N	N	3032 NW 59TH ST
1	117500	0455	7/23/01	226000	810	0	6	1943	3	3977	N	N	2811 NW 58TH ST
1	755080	1260	1/18/00	199500	870	0	6	1989	3	5000	N	N	3042 NW 60TH ST
1	424290	0185	8/27/01	267000	950	0	6	1909	4	4700	N	N	2633 NW 64TH ST
1	276760	1505	8/2/01	210000	1130	0	6	1902	3	2265	N	N	2424 NW 63RD ST
1	276760	1505	10/2/00	229000	1130	0	6	1902	3	2265	N	N	2424 NW 63RD ST
1	690820	0480	4/18/01	271700	1160	0	6	1909	3	4372	Y	N	6121 36TH AV NW
1	755080	1030	4/26/00	270000	1220	0	6	1910	4	4000	N	N	3057 NW 62ND ST
1	755080	0205	10/23/01	260000	1230	0	6	1912	4	5000	N	N	2806 NW 61ST ST
1	276760	3865	11/7/01	275950	1290	0	6	1907	4	2500	N	N	5912 26TH AV NW
1	755080	1130	6/6/00	250000	1420	0	6	1905	4	5000	N	N	3046 NW 61ST ST
1	276760	2845	5/30/00	240000	1700	0	6	1900	3	4650	N	N	2436 NW 60TH ST
1	424290	0285	10/24/00	210000	770	0	7	1948	3	4700	N	N	6302 28TH AV NW
1	117500	1125	8/20/01	335000	780	300	7	1922	4	3420	N	N	5817 28TH AV NW
1	117600	0853	3/7/00	295000	840	500	7	1945	4	5400	N	N	3208 NW 56TH ST
1	117600	1105	5/25/01	182000	850	0	7	1951	3	3056	N	N	5509 34TH AV NW
1	690820	0412	10/10/00	309500	850	470	7	1944	4	5200	Y	N	6202 36TH AV NW
1	276760	2740	2/22/01	281000	860	800	7	1978	3	5000	N	N	2442 NW 61ST ST
1	117500	1150	4/16/00	295000	860	0	7	1946	3	4850	N	N	2812 NW 58TH ST
1	047600	0140	1/27/00	345000	860	240	7	1912	3	2376	N	N	5802 28TH AV NW
1	102503	9019	11/29/01	289000	870	260	7	1937	3	3320	Y	N	3400 NW 60TH ST
1	755080	0760	11/15/01	190000	880	0	7	1926	3	5000	N	N	3043 NW 64TH ST
1	117600	0955	5/23/00	269500	930	300	7	1946	3	6000	N	N	3215 NW 56TH ST
1	276760	0020	9/26/00	219950	940	200	7	1952	3	3599	N	N	2515 NW 65TH ST
1	117600	0825	1/5/00	225000	950	270	7	1939	2	6000	N	N	3225 NW 57TH ST
1	276760	1635	8/20/01	259000	970	150	7	1915	3	5000	N	N	2442 NW 62ND ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	117600	1090	1/21/00	265000	990	490	7	1950	3	6000	Y	N	3407 NW 56TH ST
1	117500	0081	10/17/01	279950	1000	560	7	1967	3	3784	N	N	3009 NW 60TH ST
1	755080	0285	8/14/01	260000	1000	0	7	1911	3	5000	N	N	2833 NW 63RD ST
1	117600	0455	9/4/01	387000	1040	140	7	1939	3	6400	N	N	3400 NW 57TH ST
1	117600	0195	7/24/01	308000	1070	0	7	1944	3	6000	N	N	3430 NW 59TH ST
1	117500	0530	2/23/01	250000	1120	0	7	1936	3	4850	N	N	2853 NW 57TH ST
1	755080	1141	1/25/01	289000	1130	500	7	1946	3	4850	N	N	3055 NW 61ST ST
1	755130	0030	7/30/01	293320	1140	140	7	1945	3	5000	N	N	6401 28TH AV NW
1	755080	1140	6/26/01	235000	1140	100	7	1945	3	4850	N	N	6012 32ND AV NW
1	047700	0055	10/30/00	285000	1140	0	7	1905	4	3595	N	N	2659 NW 60TH ST
1	309650	0025	2/17/00	308000	1170	0	7	1919	3	5500	Y	N	3219 NW 61ST ST
1	755080	0505	5/1/00	264950	1230	0	7	1929	4	5000	N	N	2846 NW 63RD ST
1	309650	0060	6/13/01	303500	1230	670	7	1924	3	4013	N	N	6007 32ND AV NW
1	424290	0009	8/28/01	260000	1290	480	7	1996	3	2014	N	N	2761 NW 65TH ST
1	424290	0021	6/10/01	206200	1300	0	7	1995	3	2261	N	N	2757 NW 65TH ST
1	117600	1095	8/23/01	329000	1310	0	7	1948	3	6000	Y	N	3403 NW 56TH ST
1	117600	0110	5/22/00	375000	1360	360	7	1939	3	6000	Y	N	3531 NW 60TH ST
1	117500	0120	6/23/00	300000	1360	0	7	1929	3	3572	N	N	2849 NW 60TH ST
1	117500	0780	2/5/01	235000	1360	0	7	1918	3	3783	N	N	3056 NW 56TH ST
1	755080	1045	12/11/01	274000	1360	0	7	1906	4	5000	N	N	3039 NW 62ND ST
1	755080	0310	8/11/00	349000	1370	150	7	1911	3	5000	N	N	2807 NW 63RD ST
1	117600	0435	5/11/01	315000	1390	140	7	1961	3	6400	Y	N	3417 NW 59TH ST
1	117600	0910	11/27/01	320500	1400	0	7	1947	3	6000	Y	N	3259 NW 56TH ST
1	117600	0920	5/30/01	330000	1400	0	7	1947	3	6000	Y	N	3249 NW 56TH ST
1	755080	1255	9/25/01	367500	1400	660	7	1915	3	5000	N	N	3036 NW 60TH ST
1	755080	0275	6/11/01	350000	1450	0	7	1948	4	5000	N	N	2843 NW 63RD ST
1	102503	9205	2/10/00	595000	1450	1070	7	1948	5	5200	Y	N	6021 35TH PL NW
1	117500	0510	9/26/00	295000	1450	0	7	1913	3	4850	N	N	2846 NW 57TH ST
1	690820	0205	5/11/00	425000	1450	0	7	1908	5	8033	N	N	3208 NW 64TH ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	117600	1180	6/28/00	208550	1480	0	7	1953	3	6363	Y	N	3417 NW MARKET ST
1	102503	9016	5/21/01	419950	1480	320	7	1946	3	3760	Y	N	6034 35TH AV NW
1	755130	0040	9/28/00	290000	1520	530	7	1913	2	5000	N	N	2812 NW 64TH ST
1	755080	0620	4/21/00	320000	1520	0	7	1908	4	4850	N	N	3047 NW 65TH ST
1	690820	0515	8/13/01	417000	1540	910	7	1950	3	5985	Y	N	6203 36TH AV NW
1	755080	1206	6/18/01	285000	1540	0	7	1902	3	4140	N	N	6017 30TH AV NW
1	117500	0160	8/9/00	455000	1560	0	7	1904	4	4559	N	N	2848 NW 58TH ST
1	690820	0310	8/15/00	419000	1570	900	7	1946	3	8100	Y	N	3432 NW 64TH ST
1	690820	0270	11/6/01	342000	1600	430	7	1928	3	8100	Y	N	3419 NW 65TH ST
1	102503	9124	3/14/01	450000	1600	0	7	1929	3	4800	Y	N	6011 35TH PL NW
1	755080	1235	7/28/00	380000	1640	1200	7	1907	3	7900	N	N	3020 NW 60TH ST
1	117700	0005	5/17/00	559000	1650	260	7	1940	3	6400	Y	N	3259 NW 59TH ST
1	755080	1245	2/24/01	325000	1650	0	7	1908	3	5000	N	N	3026 NW 60TH ST
1	117600	1215	3/2/00	335000	1660	600	7	1948	3	6435	N	N	3245 NW MARKET ST
1	117600	1235	1/20/00	304000	1660	0	7	1947	3	6435	N	N	3227 NW MARKET ST
1	117600	0125	1/2/01	395000	1660	220	7	1940	4	6000	Y	N	3515 NW 60TH ST
1	690820	0540	3/13/01	460000	1700	0	7	1984	3	10000	Y	N	6414 37TH AV NW
1	117500	0505	7/26/01	215000	1700	0	7	1904	3	4850	N	N	2842 NW 57TH ST
1	117500	0265	5/24/01	379950	1700	0	7	1904	5	4850	N	N	3040 NW 58TH ST
1	755080	0335	11/20/01	327500	1720	0	7	1945	3	5000	N	N	2816 NW 62ND ST
1	755080	0335	11/28/00	319500	1720	0	7	1945	3	5000	N	N	2816 NW 62ND ST
1	690820	0456	8/10/00	300000	1760	0	7	1904	4	5265	Y	N	3403 NW 62ND ST
1	117600	0795	4/11/00	420000	1800	500	7	1931	3	6000	Y	N	3253 NW 57TH ST
1	690820	0242	9/20/00	435000	1810	0	7	1920	4	4400	Y	N	6412 34TH AV NW
1	117500	1175	4/25/00	375000	1850	0	7	1904	4	5841	N	N	2838 NW 58TH ST
1	117600	0231	5/2/00	561000	1910	0	7	1936	5	8658	Y	N	3247 NW 60TH ST
1	690820	0370	5/8/01	335000	1970	710	7	1919	3	8100	Y	N	3403 NW 64TH ST
1	102503	9150	5/14/01	559950	2080	480	7	1986	3	4850	Y	N	3606 NW 60TH ST
1	755130	0041	3/14/00	320000	1240	680	8	1958	3	5000	N	N	2816 NW 64TH ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	102503	9175	8/23/00	290000	1460	0	8	1954	4	4865	Y	N	6012 36TH AV NW
1	276760	2650	6/13/01	327500	1510	590	8	2001	3	2498	N	N	2447 NW 62ND ST
1	276760	2651	5/8/01	341000	1510	590	8	2001	3	2498	N	N	2445 NW 62ND ST
1	047600	0135	2/26/01	359950	1700	610	8	2001	3	2100	N	N	5804 28TH AV NW
1	047600	0133	2/23/01	361000	1700	610	8	2001	3	2519	N	N	5808 28TH AV NW
1	237170	0070	4/20/00	359000	1710	540	8	1946	4	4800	Y	N	3512 NW 60TH ST
1	237170	0010	6/8/00	445000	1840	250	8	1946	3	4820	Y	N	6009 35TH AV NW
1	690820	0145	4/12/00	470000	2060	600	8	1948	5	6000	Y	N	3252 NW 62ND ST
1	117600	0040	3/23/01	617000	2080	140	8	1985	3	6000	Y	N	3607 NW 60TH ST
1	690820	0045	10/5/01	540000	2090	670	8	1921	5	8100	Y	N	3211 NW 62ND ST
1	102503	9134	3/20/00	475000	2550	360	8	1986	3	6024	Y	N	3254 NW 61ST ST
1	117600	0345	2/27/01	695000	2690	1200	8	1908	4	9000	Y	N	3238 NW 59TH ST
1	755080	0670	10/30/00	483080	1880	0	9	2000	3	5000	N	N	3000 NW 64TH ST
1	755080	0670	3/6/00	350000	1880	0	9	2000	3	5000	N	N	3000 NW 64TH ST
1	117700	0010	6/5/01	659000	2330	440	9	2000	3	6400	Y	N	3253 NW 59TH ST
1	117600	0360	4/2/01	685000	2350	890	9	1995	3	6000	N	N	3250 NW 59TH ST
1	755080	0669	1/29/01	567125	2370	0	9	2000	3	5000	N	N	3006 NW 64TH ST
1	117600	0237	6/20/00	730000	2360	710	10	2000	3	3350	Y	N	3245 NW 60TH ST
1	690820	0530	6/19/00	720000	2730	750	10	1998	3	7875	Y	N	6219 36TH AV NW
10	444380	0735	12/4/00	181500	470	300	5	1930	3	1320	N	N	2711 NW 80TH ST
10	751850	1760	9/10/01	169000	480	0	5	1924	3	2550	N	N	6531 16TH AV NW
10	751850	1760	5/15/00	130000	480	0	5	1924	3	2550	N	N	6531 16TH AV NW
10	022503	9097	10/18/00	171500	530	0	5	1923	3	6476	N	N	7526 32ND AV NW
10	444380	0240	10/31/00	120000	590	0	5	1926	3	4080	N	N	7746 28TH AV NW
10	751850	2000	1/4/00	154700	590	0	5	1908	3	5100	N	N	6512 18TH AV NW
10	751850	2615	12/28/01	165000	650	0	5	1908	3	3825	N	N	7049 17TH AV NW
10	285610	0230	10/5/01	127000	650	0	5	1901	3	2448	N	N	6502 25TH AV NW
10	285610	0735	9/27/01	225000	690	0	5	1998	3	2550	N	N	6506 27TH AV NW
10	751850	3880	10/9/00	170000	740	0	5	1900	3	5100	N	N	6559 19TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	287210	2330	4/18/01	170000	760	300	5	1939	3	5000	N	N	2809 NW 71ST ST
10	285610	1650	10/18/00	159950	760	0	5	1907	4	5000	N	N	2510 NW 67TH ST
10	285610	2105	2/15/01	229950	830	0	5	1905	3	3825	N	N	6724 EARL AV NW
10	285610	0240	12/14/01	193500	840	0	5	1900	3	2550	N	N	6525 25TH AV NW
10	285610	0915	8/24/00	219950	880	0	5	1905	3	5304	N	N	6528 EARL AV NW
10	285610	0440	5/10/00	210000	940	0	5	1902	3	2550	N	N	6528 26TH AV NW
10	285610	0160	11/9/01	259950	1200	0	5	1904	3	5100	N	N	6536 25TH AV NW
10	758870	0080	10/17/01	185000	500	0	6	1941	3	4501	N	N	8040 17TH AV NW
10	751850	7481	11/13/01	158300	580	0	6	1949	3	3380	N	N	2302 NW 67TH ST
10	226700	0370	3/8/00	215000	580	420	6	1942	3	5930	N	N	8814 30TH AV NW
10	285610	0380	8/28/01	205000	600	0	6	1926	4	2400	N	N	2515 NW 67TH ST
10	444380	1015	3/23/00	189950	600	300	6	1926	3	3201	N	N	8052 27TH AV NW
10	285610	0610	12/1/01	199600	620	0	6	1927	3	5100	N	N	6533 26TH AV NW
10	444380	0970	4/19/00	160000	650	0	6	1920	3	3880	N	N	8018 27TH AV NW
10	287210	1305	7/25/00	224000	660	0	6	1924	3	3300	N	N	2831 NW 73RD ST
10	444380	0535	11/14/00	249000	660	0	6	1920	3	3880	N	N	7532 EARL AV NW
10	751850	7950	5/15/00	189950	660	0	6	1912	3	1700	N	N	2309 NW 73RD ST
10	123200	1865	2/23/01	207000	670	0	6	1943	3	3840	N	N	1919 NW 77TH ST
10	444380	1075	7/2/01	245000	680	300	6	1932	4	3880	N	N	8013 26TH AV NW
10	444730	0058	6/21/01	225000	680	0	6	1923	3	4200	N	N	8386 31ST AV NW
10	444980	0055	7/7/00	160000	680	120	6	1925	3	5932	N	N	8310 28TH AV NW
10	287210	1201	11/15/00	208043	700	400	6	1912	3	2500	N	N	2857 NW 73RD ST
10	123200	1840	3/20/00	197000	700	0	6	1918	3	3840	N	N	7541 18TH AV NW
10	751850	3055	7/18/00	236500	700	0	6	1907	3	5100	N	N	7319 18TH AV NW
10	751850	1785	5/1/00	160000	710	240	6	1904	3	5100	N	N	6545 16TH AV NW
10	022503	9130	5/9/01	217500	720	0	6	1941	3	4000	N	N	2820 NW 75TH ST
10	444380	0166	10/25/00	235000	720	0	6	1942	4	4386	N	N	7702 28TH AV NW
10	226700	0426	1/25/01	222369	720	0	6	1926	4	5635	N	N	8510 30TH AV NW
10	444730	0075	1/24/00	241000	720	600	6	1905	3	6000	N	N	8370 31ST AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	6885	7/12/00	179000	730	320	6	1923	3	2550	N	N	2207 NW 70TH ST
10	287210	0675	7/26/01	286500	730	0	6	1918	3	5000	N	N	7316 30TH AV NW
10	751850	7647	3/14/01	281000	730	150	6	1909	3	3075	N	N	2311 NW 70TH ST
10	444380	0980	8/24/01	215000	740	0	6	1922	3	3880	N	N	8024 27TH AV NW
10	813270	0070	7/12/00	298900	740	0	6	1928	3	4935	N	N	8030 29TH AV NW
10	745700	0090	2/9/00	205000	740	0	6	1918	4	5625	N	N	7709 29TH AV NW
10	751850	1575	2/14/01	160000	740	0	6	1909	3	2550	N	N	6759 16TH AV NW
10	444380	1680	3/21/01	229000	750	0	6	1925	3	3880	N	N	8033 25TH AV NW
10	751850	4924	1/2/01	233000	750	160	6	1918	4	4110	N	N	6732 21ST AV NW
10	751850	3795	4/26/00	198500	760	0	6	1947	4	4284	N	N	6542 20TH AV NW
10	285610	2270	6/11/01	225000	760	200	6	1920	3	5100	N	N	6733 EARL AV NW
10	123200	1385	2/15/00	179000	770	180	6	1916	2	3840	N	N	7542 17TH AV NW
10	285610	2260	11/29/00	225000	770	180	6	1910	3	5100	N	N	6741 EARL AV NW
10	751850	1200	9/25/00	241000	780	0	6	1925	3	5100	N	N	7322 17TH AV NW
10	630940	0065	1/3/00	162500	790	0	6	1930	4	5000	N	N	7722 29TH AV NW
10	444380	0940	12/21/01	215000	800	0	6	1918	4	3880	N	N	8005 27TH AV NW
10	123200	0990	5/23/01	215000	810	0	6	1939	3	3840	N	N	7741 16TH AV NW
10	444380	1535	12/13/01	225000	810	0	6	1915	4	3880	N	N	7531 25TH AV NW
10	287210	0665	7/24/00	182000	820	120	6	1908	3	5000	N	N	2846 NW 73RD ST
10	123200	0445	6/19/00	219000	830	0	6	1924	3	4800	N	N	7719 18TH AV NW
10	751850	8450	12/17/01	190000	830	0	6	1907	3	5100	N	N	7328 24TH AV NW
10	369390	0405	5/18/01	280000	870	0	6	1910	3	5000	N	N	2840 NW 69TH ST
10	022503	9136	5/23/01	249500	880	0	6	1943	4	5757	N	N	7556 29TH AV NW
10	285610	2310	12/7/01	256000	890	0	6	1903	3	5100	N	N	6900 28TH AV NW
10	751850	4640	9/14/00	264500	900	130	6	1925	3	5100	N	N	7315 20TH AV NW
10	444380	1405	10/22/01	215000	910	0	6	1937	3	3880	N	N	7511 26TH AV NW
10	285610	1980	4/27/01	255500	920	0	6	1910	3	5100	N	N	6755 27TH AV NW
10	287210	1880	7/24/01	325000	950	100	6	1906	4	5000	N	N	3046 NW 71ST ST
10	285610	0855	7/26/01	262500	960	0	6	1926	3	4896	N	N	6556 EARL AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	444280	0150	10/13/00	179950	960	0	6	1910	3	5000	N	N	8352 29TH AV NW
10	022503	9028	7/10/00	202500	980	980	6	1901	3	6356	N	N	7351 24TH AV NW
10	352603	9029	3/23/00	215000	1000	0	6	1939	3	6240	N	N	8712 26TH AV NW
10	751850	8080	4/5/01	350000	1000	0	6	1912	4	4130	N	N	7332 JONES AV NW
10	751850	2930	10/30/00	254950	1010	300	6	1914	4	3825	N	N	7352 19TH AV NW
10	916410	0170	11/10/00	250000	1010	420	6	1909	3	4750	N	N	7338 26TH AV NW
10	751850	0160	6/27/00	258000	1030	0	6	1902	3	5100	N	N	6550 16TH AV NW
10	285610	2041	7/19/01	260000	1050	0	6	1929	3	3550	N	N	6758 EARL AV NW
10	287210	1220	9/8/00	248000	1050	0	6	1902	3	5000	N	N	2852 NW 72ND ST
10	285610	0475	4/27/01	282000	1060	0	6	1901	4	5100	N	N	6510 26TH AV NW
10	751850	7530	3/23/01	290000	1060	0	6	1901	4	5100	N	N	6729 23RD AV NW
10	751850	8085	7/10/00	299950	1080	0	6	1908	4	3520	N	N	7334 JONES AV NW
10	444380	0150	5/12/00	288000	1090	720	6	1928	3	4850	N	N	8015 EARL AV NW
10	916410	0120	3/28/01	248900	1090	0	6	1902	4	4750	N	N	7333 25TH AV NW
10	751850	1600	3/15/00	276100	1100	0	6	1906	3	5100	N	N	6713 16TH AV NW
10	751850	0815	6/8/00	234950	1150	0	6	1942	3	7650	N	N	7322 16TH AV NW
10	751850	6835	11/20/00	251000	1150	0	6	1902	4	5100	N	N	6731 22ND AV NW
10	287210	2361	9/11/00	220000	1160	0	6	1909	3	5000	N	N	7013 28TH AV NW
10	751850	7075	9/13/01	165000	1180	0	6	1901	3	5100	N	N	6531 22ND AV NW
10	751850	3385	7/24/00	240000	1220	0	6	1977	4	4080	N	N	6732 19TH AV NW
10	369390	1350	1/26/01	190000	1230	0	6	1907	3	5000	N	N	2802 NW 67TH ST
10	751850	0410	7/26/01	298500	1240	120	6	1913	3	5100	N	N	6756 16TH AV NW
10	751850	0410	6/14/00	269500	1240	120	6	1913	3	5100	N	N	6756 16TH AV NW
10	751850	7380	10/12/00	208000	1250	0	6	1909	3	5100	N	N	6542 JONES AV NW
10	751850	1280	8/30/01	267000	1270	0	6	1903	5	5100	N	N	7033 16TH AV NW
10	125420	0575	7/17/00	216250	1310	0	6	1910	3	5100	N	N	7019 26TH AV NW
10	285610	2290	5/21/01	281000	1320	0	6	1908	3	5100	N	N	6908 28TH AV NW
10	916410	0095	4/23/01	259000	1320	0	6	1905	3	3800	N	N	7309 25TH AV NW
10	751850	7705	11/12/01	345000	1370	0	6	1908	3	5475	N	N	6753 23RD AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8913	11/15/01	215000	1480	0	6	1906	3	5916	N	N	6527 JONES AV NW
10	751850	3860	11/21/00	294950	1490	0	6	1903	5	5100	N	N	6549 19TH AV NW
10	444980	0300	12/6/01	253000	1520	0	6	1949	4	3960	N	N	8340 27TH AV NW
10	751850	8210	7/25/01	232000	1590	0	6	1913	3	5610	N	N	7332 24TH AV NW
10	916410	0205	4/10/00	220000	1610	0	6	1905	3	4750	N	N	7302 26TH AV NW
10	285610	0200	10/17/01	260400	1730	0	6	1907	3	6120	N	N	6518 25TH AV NW
10	372780	0165	11/15/00	260000	740	0	7	1944	3	5250	N	N	7515 30TH AV NW
10	444380	0810	10/19/01	239000	750	220	7	1944	4	3880	N	N	8002 EARL AV NW
10	444980	0063	5/10/01	241000	750	0	7	1947	3	2786	N	N	2762 NW 83RD ST
10	630940	0045	5/25/00	235000	750	160	7	1941	3	5250	N	N	7710 29TH AV NW
10	287210	1210	6/1/01	292500	750	400	7	1940	3	5000	N	N	2851 NW 73RD ST
10	602150	3490	9/26/00	262000	760	380	7	1942	3	5300	N	N	7502 25TH AV NW
10	602150	3525	4/18/00	249000	780	0	7	1941	4	4000	N	N	7530 25TH AV NW
10	444380	0700	2/22/00	247450	780	120	7	1942	3	3880	N	N	7736 EARL AV NW
10	226700	0700	3/15/00	255000	780	0	7	1931	3	3670	N	N	8606 29TH AV NW
10	372780	0055	6/19/00	307500	790	0	7	1941	4	6280	N	N	7509 29TH AV NW
10	372780	0065	5/26/00	212000	790	0	7	1941	3	5024	N	N	2908 NW 75TH ST
10	444380	1470	6/21/01	221175	800	800	7	1944	3	3880	N	N	7540 26TH AV NW
10	372780	0075	8/25/00	240000	800	170	7	1941	3	5024	N	N	2920 NW 75TH ST
10	444380	1825	4/25/01	252000	800	90	7	1927	3	4213	N	N	8045 24TH AV NW
10	751850	4396	3/5/01	218000	800	0	7	1928	3	2800	N	N	1911 NW 75TH ST
10	916510	0325	12/12/00	260000	810	0	7	1947	3	4035	N	N	7418 28TH AV NW
10	372780	0130	9/19/00	299500	810	0	7	1941	3	5095	N	N	2915 NW 77TH ST
10	813270	0265	9/1/00	240000	810	120	7	1945	3	5000	N	N	8034 30TH AV NW
10	226700	0230	4/6/01	253000	820	0	7	1940	4	5565	N	N	8536 31ST AV NW
10	372780	0105	1/12/01	299950	820	120	7	1940	3	6250	N	N	7534 30TH AV NW
10	813270	0116	8/29/00	190000	820	0	7	1937	3	2959	N	N	2802 NW 80TH ST
10	054600	0610	9/25/01	269900	820	0	7	1928	3	4005	N	N	8026 18TH AV NW
10	751850	5851	11/27/00	265000	820	0	7	1912	3	2300	N	N	2112 NW 70TH ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	758870	0206	4/21/01	272000	830	200	7	1944	3	4468	N	N	8310 17TH AV NW
10	123200	0315	6/5/00	239950	830	0	7	1926	3	4800	N	N	7726 19TH AV NW
10	123200	1585	4/4/01	260200	840	0	7	1942	4	3840	N	N	7522 18TH AV NW
10	751850	4880	5/10/01	277000	840	0	7	1925	3	5750	N	N	2012 NW CANOE PL
10	444380	1845	12/12/00	229950	840	110	7	1927	3	4215	N	N	8029 24TH AV NW
10	285610	0820	8/20/01	241000	850	520	7	1970	3	2550	N	N	6547 27TH AV NW
10	751850	1520	5/30/00	232000	850	500	7	1942	3	5100	N	N	6731 16TH AV NW
10	287210	1341	5/16/01	269500	850	0	7	1928	3	3300	N	N	2823 NW 73RD ST
10	444380	0785	1/12/00	227000	850	700	7	1924	3	3880	N	N	7719 27TH AV NW
10	226700	0070	3/29/01	236990	870	360	7	1934	3	3795	N	N	8736 FOREST HILL PL NW
10	813270	0200	12/12/01	270000	880	300	7	1950	3	5000	N	N	8017 29TH AV NW
10	602150	2385	7/2/01	290000	880	0	7	1941	3	4100	N	N	7724 21ST AV NW
10	602150	2370	2/22/01	271000	880	430	7	1941	3	4100	N	N	7712 21ST AV NW
10	751850	4360	5/9/01	269950	880	0	7	1928	5	3570	N	N	7338 20TH AV NW
10	813270	0015	6/15/00	242000	890	0	7	1944	3	5000	N	N	8053 28TH AV NW
10	813270	0095	9/9/00	235000	890	280	7	1931	3	5022	N	N	8050 29TH AV NW
10	444980	0625	4/24/01	215000	890	830	7	1925	3	6600	N	N	8322 25TH AV NW
10	751850	5860	11/22/00	275000	890	100	7	1910	4	5100	N	N	7008 22ND AV NW
10	602150	2310	11/21/01	267500	910	0	7	1942	3	4141	N	N	7735 20TH AV NW
10	125420	0245	8/27/01	290250	910	0	7	1948	4	5100	N	N	2505 NW 73RD ST
10	123200	1675	4/3/00	258500	910	200	7	1948	3	3840	N	N	7543 17TH AV NW
10	123200	1815	10/4/00	279000	910	0	7	1928	3	3840	N	N	7521 18TH AV NW
10	444980	0515	6/9/00	269950	910	210	7	1928	3	5841	N	N	8317 25TH AV NW
10	123200	1045	5/10/00	229950	910	400	7	1927	3	3800	N	N	7752 16TH AV NW
10	369390	1490	10/4/01	275000	910	280	7	1910	3	5000	N	N	2835 NW 67TH ST
10	813270	0030	12/18/01	265950	920	120	7	1943	3	5000	N	N	8041 28TH AV NW
10	022503	9126	3/29/01	219000	920	180	7	1941	3	5500	N	N	7325 24TH AV NW
10	813270	0045	11/14/00	265000	920	180	7	1943	3	5020	N	N	8025 28TH AV NW
10	369390	0725	3/24/00	291250	920	400	7	1910	4	5000	N	N	2833 NW 69TH ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	7670	10/24/01	285000	930	600	7	1926	3	3825	N	N	6735 23RD AV NW
10	022503	9100	6/25/01	255000	930	0	7	1926	3	4230	N	N	8063 27TH AV NW
10	444380	1645	12/5/00	285500	940	640	7	1945	3	6790	N	N	8050 26TH AV NW
10	602150	1885	5/2/00	264900	940	300	7	1940	3	4000	N	N	8049 21ST AV NW
10	372780	0120	3/28/00	303000	940	0	7	1940	3	6250	N	N	7550 30TH AV NW
10	751850	7180	7/27/00	235000	940	480	7	1925	3	5100	N	N	6525 22ND AV NW
10	125420	0555	5/22/00	270000	940	0	7	1912	3	5100	N	N	7029 26TH AV NW
10	285610	0955	6/21/00	213500	950	220	7	1951	3	3774	N	N	2712 NW 65TH ST
10	022503	9151	5/18/00	250000	950	220	7	1946	3	4700	N	N	8066 27TH AV NW
10	444380	1590	3/20/00	242000	950	0	7	1919	3	3880	N	N	8006 26TH AV NW
10	444380	0930	8/15/00	219950	960	0	7	1952	3	3880	N	N	8015 27TH AV NW
10	123200	1590	12/7/00	255000	960	130	7	1950	3	3840	N	N	7516 18TH AV NW
10	054600	0915	5/15/00	250000	960	0	7	1940	3	4046	N	N	8058 20TH AV NW
10	602150	4050	3/22/00	240000	970	0	7	1942	3	4000	N	N	7538 23RD AV NW
10	444380	1215	10/24/00	310000	970	0	7	1919	3	5820	N	N	7733 26TH AV NW
10	369390	0235	12/14/00	272000	980	500	7	1947	3	5000	N	N	3006 NW 69TH ST
10	751850	4715	11/1/00	287500	980	170	7	1941	3	3825	N	N	7322 21ST AV NW
10	022503	9060	2/14/00	188600	980	420	7	1946	3	4700	N	N	8062 27TH AV NW
10	444280	0030	8/16/01	300000	980	340	7	1915	3	5000	N	N	8341 28TH AV NW
10	602150	1165	1/18/01	216000	990	0	7	1941	3	4559	N	N	8348 24TH AV NW
10	123200	1055	7/26/00	189950	990	0	7	1949	2	2850	N	N	7744 16TH AV NW
10	751850	1370	5/10/00	235000	990	0	7	1926	3	5100	N	N	7015 16TH AV NW
10	752250	0065	6/12/01	350000	1000	100	7	1947	3	5750	N	N	7741 29TH AV NW
10	022503	9149	5/25/01	265000	1000	180	7	1945	3	4888	N	N	8071 26TH AV NW
10	602150	0360	5/1/01	289000	1000	600	7	1941	3	4500	N	N	8338 22ND AV NW
10	751850	5990	6/16/00	295000	1000	410	7	1950	3	4080	N	N	7043 21ST AV NW
10	602150	0245	10/25/01	299950	1000	260	7	1940	3	4000	N	N	8335 21ST AV NW
10	602150	3150	1/8/01	284000	1000	450	7	1940	3	4000	N	N	7707 JONES AV NW
10	602150	0630	5/24/00	238000	1000	0	7	1940	3	4700	N	N	8342 23RD AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	4575	11/23/01	336500	1000	0	7	1910	4	5100	N	N	7347 20TH AV NW
10	751850	2980	11/15/00	200000	1000	350	7	1910	3	5100	N	N	7347 18TH AV NW
10	602150	3935	9/25/01	280000	1010	260	7	1948	3	4000	N	N	7527 22ND AV NW
10	602150	0505	6/15/00	295000	1010	410	7	1940	3	4600	N	N	8315 22ND AV NW
10	123200	1690	6/22/00	249950	1010	1010	7	1924	3	3840	N	N	7555 17TH AV NW
10	751850	7445	8/20/01	300000	1020	280	7	1950	3	5100	N	N	6543 23RD AV NW
10	602150	3085	6/14/01	250000	1020	260	7	1941	3	4700	N	N	7745 JONES AV NW
10	602150	2780	12/22/00	268000	1020	420	7	1941	3	4700	N	N	7711 22ND AV NW
10	054600	0460	4/17/01	311000	1020	500	7	1940	3	4825	N	N	8312 18TH AV NW
10	287210	0605	11/21/00	239500	1020	0	7	1927	3	5000	N	N	2833 NW 74TH ST
10	125420	0500	3/23/00	261500	1020	0	7	1924	3	5100	N	N	7053 26TH AV NW
10	369390	0065	3/21/00	299500	1020	600	7	1908	3	5000	N	N	3044 NW 69TH ST
10	269810	0010	7/30/01	310000	1030	240	7	1942	3	7150	N	N	8553 24TH AV NW
10	123200	1754	2/23/01	257000	1030	200	7	1940	3	5424	N	N	7510 19TH AV NW
10	287210	1530	7/10/00	260000	1030	90	7	1910	3	5000	N	N	2827 NW 72ND ST
10	916510	0085	9/6/01	249500	1040	0	7	1951	3	4080	N	N	7307 27TH AV NW
10	751850	7400	11/28/00	225000	1040	0	7	1955	3	4080	N	N	6552 JONES AV NW
10	916510	0095	3/28/00	272000	1040	300	7	1952	3	4080	N	N	7315 27TH AV NW
10	602150	3915	3/17/00	230000	1040	660	7	1949	3	4000	N	N	7543 22ND AV NW
10	444330	0115	1/13/00	227000	1040	280	7	1939	3	3222	N	N	8352 32ND AV NW
10	602150	0685	2/21/01	246000	1040	150	7	1926	3	4000	N	N	2305 NW 85TH ST
10	602150	2740	4/23/01	340000	1050	830	7	1941	3	4600	N	N	7729 22ND AV NW
10	444730	0140	3/24/00	262000	1050	240	7	1949	3	4000	N	N	8315 30TH AV NW
10	602150	3600	6/26/01	290000	1050	280	7	1929	3	4000	N	N	7535 JONES AV NW
10	444980	0495	7/10/00	239950	1050	0	7	1926	3	4851	N	N	8303 25TH AV NW
10	602150	2640	6/20/01	310000	1060	340	7	1941	3	4700	N	N	7742 22ND AV NW
10	444380	1770	11/21/00	300000	1060	590	7	1930	3	4850	N	N	8032 25TH AV NW
10	226700	0260	9/15/00	309900	1060	650	7	1928	3	7455	N	N	8520 31ST AV NW
10	285610	1920	5/17/00	316000	1060	0	7	1927	3	5100	N	N	6727 27TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8923	8/11/00	244022	1060	0	7	1904	4	2000	N	N	2359 NW 67TH ST
10	287210	2065	3/14/01	280000	1070	500	7	1952	3	3750	N	N	3021 NW 71ST ST
10	123200	0190	5/16/01	320000	1070	320	7	1941	3	4800	N	N	7733 19TH AV NW
10	751850	5580	4/30/01	329000	1070	450	7	1948	3	5100	N	N	6717 21ST AV NW
10	602150	0380	8/14/00	283000	1070	360	7	1941	3	4000	N	N	8352 22ND AV NW
10	751850	2235	5/25/01	281000	1070	0	7	1929	3	3570	N	N	6708 18TH AV NW
10	444280	0210	2/22/00	225000	1070	480	7	1923	3	5000	N	N	8325 29TH AV NW
10	285610	1775	9/26/01	316000	1080	940	7	1964	3	5100	N	N	6733 26TH AV NW
10	120500	0090	3/2/01	358400	1080	600	7	1941	3	5568	N	N	7520 31ST AV NW
10	602150	3920	3/6/00	306000	1080	300	7	1949	3	4000	N	N	7539 22ND AV NW
10	602150	1275	7/10/01	307500	1080	430	7	1940	3	4000	N	N	8009 JONES AV NW
10	805110	0015	1/25/01	325000	1080	0	7	1940	3	4506	N	N	7724 31ST AV NW
10	444280	0065	11/27/01	195000	1080	0	7	1909	2	5000	N	N	8315 28TH AV NW
10	602150	0995	10/12/01	337100	1090	0	7	1940	4	4521	N	N	8331 JONES AV NW
10	123200	0905	9/20/00	260000	1090	440	7	1940	3	4800	N	N	1614 NW 77TH ST
10	444380	0410	4/10/00	248000	1090	220	7	1940	3	4488	N	N	7558 28TH AV NW
10	372780	0005	9/12/01	340000	1100	240	7	1941	3	5089	N	N	2909 NW 77TH ST
10	602150	3510	3/27/01	290000	1100	0	7	1944	3	4700	N	N	7516 25TH AV NW
10	123200	1810	8/14/01	261000	1100	200	7	1928	3	3840	N	N	7519 18TH AV NW
10	602150	3760	5/30/01	283000	1110	430	7	1948	3	4000	N	N	7535 23RD AV NW
10	602150	3125	2/14/00	249950	1110	0	7	1941	3	4100	N	N	7723 JONES AV NW
10	123200	1380	10/11/00	280000	1110	0	7	1924	4	3840	N	N	7546 17TH AV NW
10	751850	8933	12/26/00	261000	1120	440	7	1951	3	5100	N	N	6515 JONES AV NW
10	751850	5525	11/17/00	320000	1120	0	7	1949	3	5100	N	N	6547 21ST AV NW
10	123200	1580	11/16/00	295000	1120	300	7	1942	4	3840	N	N	7526 18TH AV NW
10	054600	0340	6/13/01	281300	1120	200	7	1940	3	4536	N	N	8333 18TH AV NW
10	751850	4670	6/9/00	310000	1120	560	7	1939	3	5700	N	N	2016 NW 73RD ST
10	287210	0955	11/7/01	298000	1120	100	7	1923	3	6000	N	N	7216 32ND AV NW
10	022503	9087	7/1/01	350000	1120	0	7	1923	4	7522	N	N	7525 28TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	287210	0955	5/15/01	295500	1120	100	7	1923	3	6000	N	N	7216 32ND AV NW
10	287210	2165	10/25/01	293000	1130	290	7	1920	5	5000	N	N	2857 NW 71ST ST
10	751850	5745	4/20/00	239950	1140	0	7	1961	3	5100	N	N	6739 21ST AV NW
10	602150	2135	1/21/00	289000	1140	430	7	1951	3	4060	N	N	8035 20TH AV NW
10	054600	0165	4/19/01	305000	1140	900	7	1942	3	4005	N	N	8360 19TH AV NW
10	602150	3515	1/31/01	267000	1140	0	7	1944	3	4600	N	N	7520 25TH AV NW
10	054600	0445	7/3/01	299950	1140	500	7	1940	3	4825	N	N	8324 18TH AV NW
10	287210	1680	3/8/00	355000	1140	0	7	1925	3	5000	N	N	2858 NW 71ST ST
10	751850	2530	12/19/00	399000	1140	200	7	1916	3	5100	N	N	7036 18TH AV NW
10	125420	0410	10/23/01	300000	1150	360	7	1949	3	5100	N	N	7022 26TH AV NW
10	269810	0085	7/10/01	290000	1150	200	7	1940	3	7150	N	N	8528 25TH AV NW
10	285610	0865	8/1/00	270000	1150	0	7	1923	3	5304	N	N	6552 EARL AV NW
10	602150	3605	12/19/01	305000	1160	150	7	1944	3	4000	N	N	7531 JONES AV NW
10	123200	1735	11/20/00	285000	1160	300	7	1946	3	3840	N	N	7530 19TH AV NW
10	123200	0375	6/14/01	265000	1160	0	7	1926	3	3000	N	N	1814 NW 77TH ST
10	751850	2060	7/18/00	265000	1160	0	7	1925	3	5100	N	N	6540 18TH AV NW
10	269810	0070	6/26/01	271561	1170	450	7	1942	3	7150	N	N	8514 25TH AV NW
10	285610	0810	6/11/01	315000	1170	440	7	1945	4	5100	N	N	6549 27TH AV NW
10	123200	1830	3/19/01	262500	1170	220	7	1946	3	3840	N	N	7533 18TH AV NW
10	602150	3070	9/21/00	300000	1170	150	7	1941	3	4500	N	N	7749 JONES AV NW
10	813270	0170	9/11/01	345000	1180	110	7	1946	3	6625	N	N	8074 LOYAL WY NW
10	022503	9099	6/19/01	275000	1180	320	7	1940	3	5418	N	N	7544 32ND AV NW
10	751850	5940	2/28/00	335000	1180	0	7	1903	3	5100	N	N	7048 22ND AV NW
10	022503	9171	11/18/01	300000	1190	660	7	1975	3	6450	N	N	3118 NW 75TH ST
10	444980	0410	3/26/01	309950	1190	590	7	1958	3	3960	N	N	8337 26TH AV NW
10	602150	1665	5/19/00	318000	1190	560	7	1939	3	4500	N	N	8047 22ND AV NW
10	602150	0850	4/2/01	325000	1200	230	7	1995	3	5200	N	N	8318 JONES AV NW
10	226700	0045	5/23/01	290000	1210	0	7	1944	3	11000	N	N	3116 NW 87TH ST
10	444380	1175	11/9/00	255000	1210	0	7	1944	3	3880	N	N	7752 27TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	022503	9159	6/14/00	275000	1210	600	7	1946	3	5020	N	N	7743 28TH AV NW
10	022503	9085	6/1/00	265000	1210	0	7	1946	3	4278	N	N	7753 28TH AV NW
10	369390	1185	6/4/01	295000	1210	0	7	1928	3	4000	N	N	2837 NW 68TH ST
10	125420	0585	6/16/00	280000	1210	430	7	1925	3	5100	N	N	7011 26TH AV NW
10	369390	1630	8/30/01	279900	1220	0	7	1945	3	5000	N	N	3006 NW 66TH ST
10	602150	1360	7/20/00	259955	1220	0	7	1942	3	4268	N	N	8038 24TH AV NW
10	602150	2565	5/25/00	360000	1220	0	7	1941	3	4700	N	N	7710 22ND AV NW
10	285610	0285	9/26/01	252000	1220	0	7	1926	3	2520	N	N	2508 NW 65TH ST
10	285610	1400	3/29/00	265000	1230	680	7	1993	3	3825	N	N	6712 25TH AV NW
10	285610	0725	12/6/01	319000	1230	570	7	1964	3	4182	N	N	6508 27TH AV NW
10	352603	9127	2/6/01	287000	1230	1100	7	1953	3	7200	N	N	8620 26TH AV NW
10	751850	2280	4/11/00	295000	1230	850	7	1957	3	4080	N	N	6730 18TH AV NW
10	751850	4260	3/20/01	248000	1230	0	7	1946	3	5100	N	N	7317 19TH AV NW
10	287210	0615	8/13/01	268500	1230	500	7	1924	3	5000	N	N	2832 NW 73RD ST
10	444380	1795	2/29/00	202100	1240	0	7	1965	3	3880	N	N	8046 25TH AV NW
10	369390	0955	8/15/00	275000	1240	0	7	1945	3	5000	N	N	3037 NW 69TH ST
10	602150	0810	8/10/01	320000	1240	440	7	1940	3	4080	N	N	2318 NW 83RD ST
10	751850	0985	6/26/01	365000	1240	0	7	1912	3	4080	N	N	7340 17TH AV NW
10	602150	2755	10/10/00	272000	1250	0	7	1942	3	4700	N	N	7721 22ND AV NW
10	125420	0285	3/9/01	260000	1260	0	7	1987	3	2550	N	N	7035 25TH AV NW
10	125420	0285	4/26/00	235000	1260	0	7	1987	3	2550	N	N	7035 25TH AV NW
10	751850	3780	10/30/01	304000	1260	1210	7	1954	3	5100	N	N	6536 20TH AV NW
10	751850	0865	5/23/01	272500	1260	0	7	1945	3	4690	N	N	7346 16TH AV NW
10	285610	1730	5/3/01	248800	1270	370	7	1949	3	5100	N	N	6757 26TH AV NW
10	602150	1195	6/23/01	310000	1270	780	7	1940	4	4000	N	N	8059 JONES AV NW
10	285610	1825	7/2/01	310000	1280	640	7	1975	3	5100	N	N	6746 27TH AV NW
10	751850	1040	8/8/00	325000	1290	0	7	1929	3	3570	N	N	7335 16TH AV NW
10	123200	2020	3/1/00	275000	1290	0	7	1914	3	3840	N	N	7555 19TH AV NW
10	751850	4990	11/5/01	259950	1300	0	7	1988	3	2550	N	N	6729 20TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1115	5/16/00	307500	1300	0	7	1947	4	5100	N	N	7309 16TH AV NW
10	022503	9094	4/20/00	306000	1300	0	7	1908	3	5358	N	N	8058 EARL AV NW
10	602150	0405	10/10/00	236950	1310	700	7	1927	3	4000	N	N	2207 NW 85TH ST
10	602150	2680	2/7/00	294900	1320	770	7	1941	3	4900	N	N	7757 22ND AV NW
10	916410	0110	6/30/00	320000	1320	0	7	1913	3	4750	N	N	7323 25TH AV NW
10	369390	1395	11/14/01	315000	1330	260	7	1945	3	5800	N	N	2808 NW 66TH ST
10	916510	0195	6/26/01	360000	1340	0	7	1930	3	4080	N	N	7324 EARL AV NW
10	369390	1210	9/26/00	250000	1340	0	7	1928	3	4000	N	N	2833 NW 68TH ST
10	226700	0325	8/22/01	315000	1340	560	7	1920	5	7455	N	N	8565 30TH AV NW
10	285610	0825	7/14/00	333500	1350	480	7	1930	4	5100	N	N	6545 27TH AV NW
10	751850	1910	6/28/00	277000	1360	0	7	1915	3	5100	N	N	6520 17TH AV NW
10	751850	0800	4/19/00	252000	1360	0	7	1909	4	5100	N	N	7312 16TH AV NW
10	444980	0330	6/5/00	305000	1370	0	7	1975	3	5940	N	N	8318 27TH AV NW
10	352603	9082	12/11/01	280000	1370	1300	7	1945	3	10710	N	N	8553 25TH AV NW
10	285610	0800	11/8/01	319950	1370	0	7	1945	4	5100	N	N	6555 27TH AV NW
10	238910	0050	7/25/00	276000	1370	220	7	1942	3	4224	N	N	8020 16TH AV NW
10	369390	0680	6/21/00	245000	1370	100	7	1910	3	5500	N	N	2821 NW 69TH ST
10	916510	0345	7/25/00	249000	1380	0	7	1927	3	4040	N	N	7402 28TH AV NW
10	751850	3075	9/28/01	264000	1390	0	7	1986	3	2550	N	N	7329 18TH AV NW
10	602150	2935	11/27/01	350000	1390	700	7	1958	3	4100	N	N	7731 23RD AV NW
10	673170	0015	5/30/00	389000	1390	0	7	1902	3	5152	N	N	7710 31ST AV NW
10	285610	0445	7/17/01	256500	1400	0	7	1989	3	2550	N	N	6524 26TH AV NW
10	369390	1105	7/29/00	324000	1400	0	7	1946	5	5000	N	N	3056 NW 67TH ST
10	751850	2245	6/7/01	275000	1400	0	7	1929	3	3570	N	N	6712 18TH AV NW
10	125420	1175	4/11/01	241000	1410	0	7	1911	3	5250	N	N	7112 28TH AV NW
10	356680	0085	4/18/00	299950	1420	520	7	1987	3	2940	N	N	2613 NW 86TH ST
10	602150	2250	1/21/00	259000	1420	190	7	1927	3	4000	N	N	8040 21ST AV NW
10	369390	2030	4/10/00	340000	1420	0	7	1918	3	5000	N	N	3018 NW 65TH ST
10	602150	0295	9/20/01	300000	1430	240	7	1940	5	4000	N	N	8300 22ND AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	369390	1230	8/13/01	429950	1430	0	7	1927	4	5000	N	N	2832 NW 67TH ST
10	444330	0035	11/2/00	360000	1430	0	7	1930	3	4000	N	N	8305 31ST AV NW
10	022503	9086	4/26/00	279000	1430	0	7	1918	4	3760	N	N	8067 25TH AV NW
10	916410	0185	6/22/01	332000	1430	0	7	1907	5	4750	N	N	7320 26TH AV NW
10	444380	1070	3/5/01	285000	1440	0	7	1950	3	3880	N	N	8017 26TH AV NW
10	444980	0165	12/13/00	265000	1440	0	7	1946	4	3960	N	N	8336 EARL AV NW
10	444280	0040	3/17/00	279500	1440	0	7	1926	3	5000	N	N	8335 28TH AV NW
10	287210	1275	11/21/01	370000	1440	300	7	1918	3	3750	N	N	2848 NW 72ND ST
10	751850	4535	6/6/00	245000	1440	0	7	1904	3	5100	N	N	7360 21ST AV NW
10	751850	3985	7/12/01	292000	1450	0	7	1999	3	2550	N	N	6718 20TH AV NE
10	751850	6960	10/13/00	269000	1450	0	7	1983	3	2550	N	N	6706 23RD AV NW
10	022503	9064	6/25/01	260000	1450	340	7	1919	3	5042	N	N	8060 25TH AV NW
10	602150	2955	8/2/00	294000	1460	0	7	1928	3	4100	N	N	7713 23RD AV NW
10	125420	0145	5/18/00	370000	1460	0	7	1912	4	5100	N	N	7014 25TH AV NW
10	916510	0155	10/25/00	346000	1470	0	7	1912	3	4080	N	N	7358 EARL AV NW
10	751850	5820	11/21/01	290000	1510	290	7	1927	3	5100	N	N	7017 21ST AV NW
10	751850	1500	9/13/00	289950	1510	610	7	1915	3	5100	N	N	6752 17TH AV NW
10	356680	0476	12/5/00	328000	1520	720	7	1997	3	3012	N	N	2644 NW 87TH ST
10	751850	3300	11/16/01	325000	1520	560	7	1965	3	5100	N	N	7023 18TH AV NW
10	287210	0585	4/19/00	289777	1520	450	7	1941	3	5000	N	N	2828 NW 73RD ST
10	867540	0085	9/21/01	385000	1530	0	7	1924	4	4680	N	N	8006 32ND AV NW
10	751850	8355	2/5/01	257500	1540	0	7	1985	3	2550	N	N	7309 JONES AV NW
10	602150	1140	12/27/00	310200	1540	720	7	1941	3	4559	N	N	8334 24TH AV NW
10	751850	7480	9/27/01	360000	1540	620	7	1911	3	4220	N	N	2308 NW 67TH ST
10	602150	0105	11/21/01	280000	1550	0	7	1925	3	4061	N	N	8309 20TH AV NW
10	285610	2200	12/27/01	265500	1550	0	7	1913	3	7650	N	N	6709 EARL AV NW
10	751850	8060	8/16/00	319950	1550	0	7	1913	5	5100	N	N	7322 JONES AV NW
10	022503	9069	3/9/00	380500	1550	900	7	1920	4	5376	N	N	7753 30TH AV NW
10	751850	2086	12/5/01	335000	1570	0	7	1927	4	3640	N	N	1717 NW 67TH ST

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	125420	0460	5/7/01	390000	1570	500	7	1929	3	5100	N	N	7048 26TH AV NW
10	751850	2440	3/24/00	329000	1570	0	7	1918	3	5100	N	N	7023 17TH AV NW
10	751850	6656	7/10/01	425075	1580	680	7	1927	4	5175	N	N	2204 NW 70TH ST
10	751850	5150	12/27/00	264000	1580	0	7	1903	3	5100	N	N	6541 20TH AV NW
10	602150	2695	9/24/00	285000	1600	360	7	1941	3	4700	N	N	7749 22ND AV NW
10	125420	1130	2/10/00	237500	1630	0	7	1987	3	2624	N	N	7016 28TH AV NW
10	751850	2450	7/16/01	352000	1640	680	7	1913	3	5100	N	N	7029 17TH AV NW
10	285610	0382	4/10/01	349000	1660	0	7	1904	5	2850	N	N	2517 NW 67TH ST
10	123200	0560	9/12/01	359950	1670	0	7	1915	4	4800	N	N	7744 18TH AV NW
10	285610	2225	11/7/00	352000	1680	0	7	1909	3	4488	N	N	6759 EARL AV NW
10	356680	0045	2/23/00	265000	1690	0	7	1988	3	2940	N	N	2639 NW 86TH ST
10	751850	0650	5/14/01	355000	1710	240	7	1924	3	5100	N	N	7058 16TH AV NW
10	123200	1530	7/19/01	271000	1720	500	7	1926	3	3840	N	N	7558 18TH AV NW
10	125420	0535	8/21/00	359950	1720	300	7	1924	3	4896	N	N	7037 26TH AV NW
10	751850	2410	8/21/00	260000	1750	0	7	1909	5	5100	N	N	7009 17TH AV NW
10	751850	1250	2/16/00	240000	1750	0	7	1908	3	5100	N	N	7048 17TH AV NW
10	226700	0515	8/24/01	384000	1760	0	7	1995	3	13590	N	N	8529 29TH AV NW
10	125420	1165	6/13/00	379000	1780	0	7	1912	3	5250	N	N	7106 28TH AV NW
10	369390	1480	12/26/01	456650	1790	0	7	1913	4	5000	N	N	2839 NW 67TH ST
10	352603	9053	6/1/00	300000	1800	0	7	1900	3	8430	N	N	2526 NW 85TH ST
10	751850	4290	7/10/01	310000	1810	380	7	1927	3	4800	N	N	1916 NW 73RD ST
10	369390	2000	9/6/00	399500	1810	0	7	1914	3	5000	N	N	3017 NW 66TH ST
10	751850	8870	2/1/00	282000	1810	0	7	1906	3	5100	N	N	6729 JONES AV NW
10	751850	2160	2/9/01	265000	1900	0	7	1912	3	5100	N	N	6703 11TH AV NW
10	751850	0370	3/30/00	259000	1940	0	7	1914	3	5100	N	N	6734 16TH AV NW
10	226700	0190	4/14/00	321400	1960	0	7	1940	4	11470	N	N	8545 31ST AV NW
10	602150	2995	12/20/00	310000	1960	320	7	1928	3	4200	N	N	7718 JONES AV NW
10	444980	0390	3/22/01	350000	1980	0	7	1998	3	3960	N	N	8321 26TH AV NW
10	287210	0500	9/12/00	404000	2040	0	7	1922	4	7500	N	N	7303 28TH AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	125420	0345	5/9/01	389950	2040	0	7	1915	2	6120	N	N	7007 25TH AV NW
10	287210	0895	7/16/01	340000	2050	200	7	1912	4	5000	N	N	3042 NW 73RD ST
10	123200	0335	8/21/01	285000	2080	0	7	1946	3	4800	N	N	7716 19TH AV NW
10	125420	0855	8/21/01	330005	2080	0	7	1912	3	6193	N	N	7004 EARL AV NW
10	751850	1920	9/27/01	339950	2180	0	7	1903	4	5100	N	N	6526 17TH AV NW
10	226700	0115	3/27/00	315000	2200	0	7	1926	5	11070	N	N	8542 32ND AV NW
10	813270	0153	1/21/00	419000	2260	780	7	2000	3	5014	N	N	8049 29TH AV NW
10	356680	0365	3/8/01	333000	2270	0	7	1915	4	5880	N	N	2612 NW 86TH ST
10	751850	4205	10/1/01	302500	960	0	8	1930	3	3774	N	N	7033 19TH AV NW
10	444730	0060	2/20/01	270500	990	540	8	1954	3	5850	N	N	8382 31ST AV NW
10	274710	0030	6/5/00	325000	1010	1010	8	1949	3	7200	N	N	8808 28TH AV NW
10	758870	0181	10/11/01	292500	1020	300	8	1928	4	4367	N	N	1602 NW 83RD ST
10	751850	3220	5/25/00	300000	1040	800	8	1928	3	3825	N	N	7043 18TH AV NW
10	752250	0085	8/21/00	259950	1080	540	8	1949	3	5428	N	N	8000 31ST AV NW
10	751850	3246	8/2/00	292000	1100	0	8	1928	3	3825	N	N	1807 NW 73RD ST
10	352603	9175	8/22/00	299950	1120	770	8	1963	3	11280	N	N	8737 24TH AV NW
10	054600	1040	10/25/00	320000	1120	110	8	1953	3	3851	N	N	8039 19TH AV NW
10	287210	1750	3/6/00	274000	1140	600	8	1955	3	5000	N	N	3012 NW 71ST ST
10	356680	0335	1/9/01	328750	1160	1100	8	1958	3	4960	N	N	8615 26TH AV NW
10	444380	0585	5/19/00	270000	1170	480	8	1952	3	3880	N	N	7545 27TH AV NW
10	226700	0545	4/28/00	385000	1200	630	8	1948	3	9160	N	N	8843 28TH AV NW
10	125420	1015	11/2/00	309950	1220	510	8	1953	3	5100	N	N	7043 EARL AV NW
10	444380	0485	11/28/00	270000	1230	340	8	1963	3	3880	N	N	7507 EARL AV NW
10	751850	1005	4/11/01	304950	1230	680	8	1924	5	5100	N	N	7350 17TH AV NW
10	226700	0670	3/26/01	346000	1240	550	8	1947	3	5410	N	N	8619 28TH AV NW
10	602150	3970	2/11/00	264500	1270	1030	8	1950	3	4000	N	N	7507 22ND AV NW
10	444380	1185	6/8/00	282000	1280	900	8	1958	3	4249	N	N	7759 26TH AV NW
10	602150	0950	8/24/01	270000	1290	240	8	1940	3	4400	N	N	2353 NW 85TH ST
10	022503	9012	10/13/00	275000	1310	290	8	1946	3	5264	N	N	7756 31ST AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	125420	0905	3/14/01	370000	1320	0	8	1931	3	3468	N	N	7024 EARL AV NW
10	602150	1635	3/7/01	385000	1330	0	8	1929	3	4000	N	N	8056 JONES AV NW
10	444380	1715	11/10/01	292000	1340	320	8	1930	3	7760	N	N	8001 25TH AV NW
10	751850	4190	5/30/00	330000	1340	270	8	1930	3	3774	N	N	7027 19TH AV NW
10	125420	1190	11/29/01	335000	1360	400	8	1959	3	5250	N	N	7120 28TH AV NW
10	602150	2430	10/25/01	285000	1420	540	8	1950	3	5700	N	N	7757 21ST AV NW
10	602150	1440	5/30/01	403750	1420	0	8	1930	3	4500	N	N	8043 23RD AV NW
10	758870	0320	11/27/01	279950	1440	0	8	1929	3	4400	N	N	8344 16TH AV NW
10	751850	6015	5/24/00	360000	1450	0	8	1930	3	2640	N	N	2109 NW 73RD ST
10	352603	9045	7/18/01	340000	1490	1250	8	1950	3	7930	N	N	8726 25TH AV NW
10	369390	1760	3/17/00	345000	1490	0	8	1930	3	5000	N	N	3045 NW 67TH ST
10	673170	0010	4/25/00	315000	1500	620	8	1964	3	5152	N	N	7706 31ST AV NW
10	352603	9174	6/26/00	330000	1560	600	8	1960	3	15760	N	N	8743 24TH AV NW
10	751850	5377	10/13/00	292000	1560	0	8	1930	3	3544	N	N	6502 22ND AV NW
10	602150	3040	10/5/00	289950	1560	320	8	1930	3	4100	N	N	7750 JONES AV NW
10	282110	0045	6/2/00	261500	1600	0	8	1954	3	6420	N	N	3022 NW 89TH ST
10	602150	1060	11/2/00	304500	1600	0	8	1931	3	4000	N	N	8301 JONES AV NW
10	602150	1845	12/14/00	395000	1630	190	8	1930	3	4000	N	N	8044 23RD AV NW
10	751850	8589	10/18/01	360000	1640	470	8	1998	3	2550	N	N	7007 JONES AV NW
10	602150	0250	12/24/01	305000	1640	0	8	1931	3	3264	N	N	8333 21ST AV NW
10	120500	0200	3/16/00	400000	1670	0	8	1931	3	6750	N	N	7533 31ST AV NW
10	867540	0153	12/18/01	525000	1720	1000	8	1962	3	7500	N	N	8040 32ND AV NW
10	226700	0285	4/11/01	359950	2060	0	8	1938	3	7455	N	N	8515 30TH AV NW
10	226700	0285	3/29/00	361100	2060	0	8	1938	3	7455	N	N	8515 30TH AV NW
10	054600	1045	6/22/01	575000	2090	0	8	2001	3	6191	N	N	8043 19TH AV NW
10	916510	0245	4/9/01	499950	2130	0	8	1999	3	3880	N	N	7315 EARL AV NW
10	369390	0585	3/19/01	339500	2280	0	8	1991	3	5000	N	N	2809 NW 69TH ST
10	444380	1465	3/7/01	413740	2340	0	8	2001	3	3880	N	N	7536 26TH AV NW
10	444330	0010	3/9/00	410000	1740	0	9	1999	3	3483	N	N	8325 31ST AV NW

Sales Available for Annual Update Analysis
Area 19
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	813270	0044	8/30/00	349950	1810	390	9	2000	3	2510	N	N	8029 28TH AV NW
10	444330	0011	2/1/00	425000	1830	0	9	1999	3	4000	N	N	8323 31ST AV NW
10	352603	9232	8/4/00	424500	2060	0	9	1996	3	7261	N	N	2506 NW 87TH ST
10	602150	0255	12/19/01	485000	2070	660	9	2001	3	3264	N	N	8329 21ST AV NW
10	751850	7795	11/27/00	367000	2230	0	9	2000	3	2550	N	N	7010 JONES AV NW
10	352603	9022	4/27/01	584722	3060	0	9	2000	3	8640	N	N	8614 26TH AV NW
10	287210	1156	1/25/00	513000	3450	490	9	1995	3	6000	N	N	7215 30TH AV NW

**Vacant Sales Available to Develop the Valuation Model
Area 19**

No vacant land sales were available